



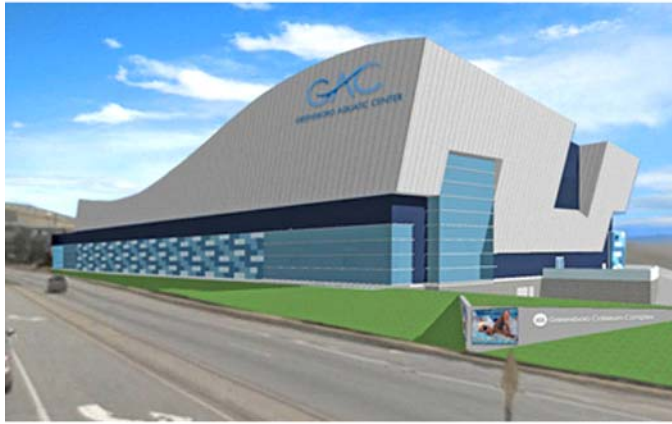
City of Greensboro Project Management Report

ENGINEERING & INSPECTIONS DEPARTMENT



Greensboro Historical Museum Restoration Project

AQUATIC CENTER @ GREENSBORO COLISEUM COMPLEX



District:	1
Designer:	TFF Architects
Department:	E & I
Dept Contact:	Jerome Fletcher, Mike Perdue
Reporting Division:	Facilities
Project Manager:	Butch Shumate
Construction Start:	Sprint, 2010
Project Completion:	Spring, 2011
Budget:	\$20,875,000
Estimated Cost:	\$18,200,000
Cost to Date:	\$19,865,811

Project Description

The new Aquatic Center approved by voter Bonds in 2008 will be located on the western side of the Coliseum Complex property at the corner of High Point Road and Patterson Street. This approx. 60,000 square feet swim facility is intended for regional and city swim meets, local team practice and public aquatic activities. The facility will include a 50 meter pool, diving well, warm up pool with spectator seating and amenities.

On December 15 the construction contract was awarded by City Council to Shelco, Inc with \$17,373,961 for the Aquatic Center construction and \$950,000 for the ACC Hall of Champions entrance for a total contract amount of \$18,323,961 with 9.9% M/WBE participation. The scope of work in this contract includes the construction of the Greensboro Aquatic Center and the renovation of the northwest and southwest exterior façade of the Special Events Center for the new ACC Hall of Champions entrance consisting of metallic and glass panels.

Staff has met with SHELCO several times to continue "Value Engineering" on the project in an effort to identify any additional savings / cost reductions that might be available. SHELCO went back to the subcontractors and vendors to inquire if any additional cost reductions in their pricing could be achieved and a meeting is scheduled the week of April 19 to finalize. Construction contracts have been signed by all parties and returned to the contractor with a tentative "Notice to Proceed" date been set for May 3rd, 2010.

Budget Comments 2008 Bond & Hall of Champions Capital Imprvmt

Voters approved \$12,000,000 for the Aquatic Center in November, 2008. The remaining construction amount of \$6,874,961 from the proceeds of the occupancy tax received by the Greensboro/Guilford County Tourism Development Authority was approved on 11/17 and 12/15/2009 by City Council. \$2,000,000 of the revised budget amount reflects the funding for the ACC Hall of Champions from the War Memorial Capital Improvement Fund.



ENERGY SAVINGS PERFORMANCE CONTRACT



District:	
Designer:	PEPCO Energy Services
Department:	E & I
Dept Contact:	Walter Simmons
Reporting Division:	Facilities
Project Manager:	Butch Shumate
Construction Start:	February, 2009
Project Completion:	February, 2010
Budget:	\$6,100,000
Estimated Cost:	\$6,075,400
Cost to Date:	\$5,979,400

Project Description

This project will reduce energy consumption through the installation of energy conservation measures in 46 City-owned buildings. Included in this project are new lighting and water saving fixtures, the replacement of ageing HVAC equipment at the MMOB, District 3 Police Station and the Cultural Arts Center and solar water heating systems at 5 Fire Stations and the MMOB.

On January 6 the City Council authorized the execution of a guaranteed energy savings contract with Pepco Energy Services, Inc. in the amount of \$5,923,000.00 with 10% M/WBE participation.

All of the improvement measures have been completed. Pepco is working through minor punch list items at this time and starting to put together close out documents to end the construction portion of the contract. Staff is currently working with Pepco on the measurement and verification process for monitoring the energy use in facilities where the work took place.

Staff met with PEPCO to discuss what additional opportunity's might still be available for energy savings along with some of the original Energy Conservation Measures that were identified in the Energy Audit but were not incorporated in this contract. PEPCO is preparing a cost estimate for these along with looking at additional buildings for savings.

Budget Comments Guaranteed Energy Savings Contract

Potential energy savings are estimated at \$6.5 million over the next 13 years. Monies saved on energy costs will pay for the loan, financing the new equipment and installation.



MMOB- Solar Panels Installation



Fire Station-Solar Panels Installation



Sportsplex- High Bay Fluorescent Lighting



Recreation Centers- High Bay Fluorescent Lighting



MMOB-Chiller Replacement



MMOB-Chiller Installation

FIRE STATION - #57 URBAN LOOP /85/40



District:	1
Designer:	TMA Architects
Department:	FIRE
Dept Contact:	Mike Swails
Reporting Division:	Facilities
Project Manager:	Jerome Williams
Construction Start:	Winter, 2009/10
Project Completion:	Fall, 2010
Budget:	\$4,560,000
Estimated Cost:	\$4,551,180
Cost to Date:	\$3,672,626

Project Description

Fire Station # 57 is a new station located at 1537-1539 Mt Hope Church Rd. This Fire Station is being built in response to projected growth due to impact of the Urban Loop. The focal point of the service area are the major intersections of I-40, I-85, I-840 and Business I-40 and I-85. The new station is approximately 10,000 square feet.

The Fire department is currently responding out of the temporary Fire Station facility.

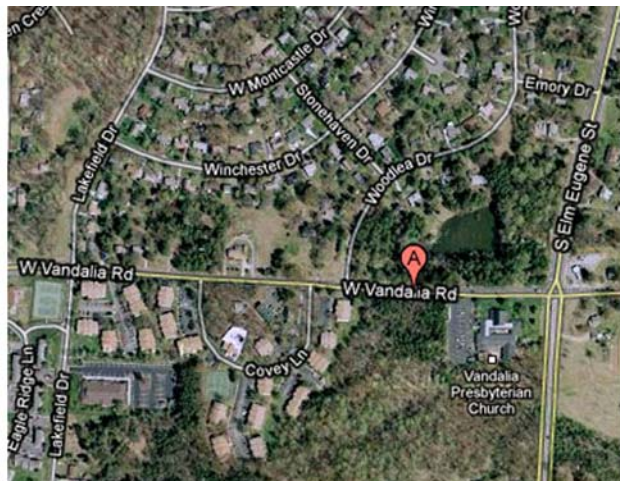
City Council approved the award of the construction contract for the permanent station to Hodgin Construction Company for the bid amount of \$2,172,500 on December 15, 2009 with 12.9% M/WBE participation. Contracts have been executed and a notice to proceed has been issued. The Contractor officially started work on April 1, 2010 and has mobilized the site. Currently, site clearing has been completed, soil erosion control measures are in place and grading is underway being approximately 70% complete.

Budget Comments 2006 Bond

Temporary Station cost: \$132,350. Construction funding for permanent station on the accelerated bond project list.



FIRE STATION - #61 VANDALIA RD



District:	1
Designer:	TMA Architects
Department:	FIRE
Dept Contact:	Mike Swails
Reporting Division:	Facilities
Project Manager:	Jerome Williams
Construction Start:	December, 2009
Project Completion:	October, 2010
Budget:	\$4,567,578
Estimated Cost:	\$4,567,578
Cost to Date:	\$2,773,329

Project Description

Fire Station # 61 is a new station located at 103-105 W Vandalia Rd. This Fire Station is being built in response to voluntary annexations and projected growth due to proximity to the major intersections of Urban Loop, 85 By-Pass and development along Hwy 421 corridor. The new station is approximately 10,000 square feet.

On September 1st the construction contract was awarded by City Council to Brooks General Contractors for the bid amount of \$1,918,110.00 with 6.5% M/WBE participation. A notice to proceed was issued in December 2009, but the project has experienced delays due to the weather and site conditions during the winter months. However, with the recent break in weather conditions, the Contractor is making efforts to progress. Currently, site clearing is complete and soil erosion control measures are in place. All perimeter bearing wall footings have been installed and masonry foundation walls are underway. Plumbing below ground rough-in is in progress at the apparatus bay floors. Electrical below ground rough-in is scheduled to begin the week of April 26th.

Budget Comments 2006 Bond



GTA MAINTENANCE/OPERATIONS TRANSIT FACILITY AND ADMINISTRATIVE OFFICES - PHASE I & II



District:	1
Designer:	Moser Mayer Phoenix Assoc.
Department:	GDOT
Dept Contact:	Libby James
Reporting Division:	Facilities
Project Manager:	Anthony Kozuch
Construction Start:	Winter, 2009/2010
Project Completion:	Spring, 2011
Budget:	\$18,023,000
Estimated Cost:	\$18,023,000
Cost to Date:	\$3,025,381

Project Description

The new GTA Operations and Maintenance Facility and Administrative Offices is located at 223 West Meadowview Rd. This facility is being built to address service delivery needs for parking and maintenance of GTA buses.

Phase 1 includes the programming and schematic design of the facility, the site design, permitting and the site work construction phase. On July 21, 2009 the grading contract for Phase 1 was awarded by City Council to Thomas Stanley Grading & Hauling, Inc for the bid amount of \$243,344 with 6.8% DBE participation. To date, Thomas Stanley Grading & Hauling, Inc. has completed all site grading operations.

Phase 2 includes the 67,000 SF facility building design and construction. The design is complete and the project was initially advertised for bids on Sunday October 18, 2009 and the bids were opened on November 19, 2009. The received bids from eight bidders were read. The bid document format was incorrect and DBE participation was very low. Following discussions with NCDOT & the FTA it was determined to bring the matter to City Council. On December 15, 2009 City Council approved rejecting all bids from the November 19, 2009 Phase 2 bid opening due to failure to comply with NC General Statute 143-128.

Phase 2 was re-advertised for bids on December 20, 2009. Bids were received and read on January 26, 2010 with four (4) of the original eight (8) prequalified contractors submitted bids. All four bids were received within the budget with varying DBE participation.

JM Thompson Company is the apparent low bidder for the Phase 2 construction and they have gone through the DBE Good Faith Review. City Council approved award of the contract in the amount of \$15,412,904 with 1.1% DBA participation at the February 16, 2010 Council meeting. A Notice of Award was issued on February 18, 2010. The contract is being routed for approval with Notice to Proceed anticipated to be issued in late April or early May 2010.

Budget Comments State & Federal Grant and Stimulus Funds

Funding is provided by State & Federal Grant; Stimulus Funds; and ARRA Funds. This project is scheduled to receive \$5.4 million in ARRA (Stimulus) funding.



GREENSBORO HISTORICAL MUSEUM EXHIBIT RENOVATIONS



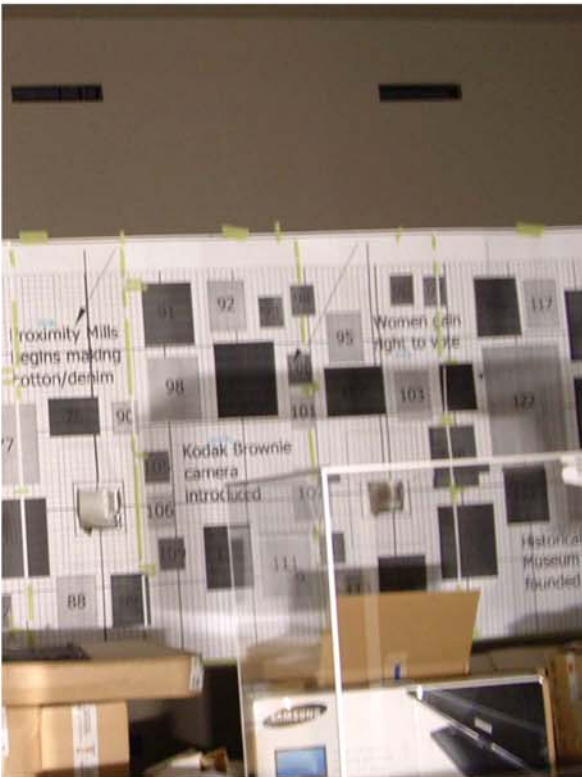
District:	3
Designer:	TFF Architects, LLP
Department:	LIBRARY
Dept Contact:	Fred Goss
Reporting Division:	Facilities
Project Manager:	Jerome Williams
Construction Start:	Summer, 2009
Project Completion:	Summer, 2010
Budget:	\$3,608,000
Estimated Cost:	\$3,608,000
Cost to Date:	\$2,600,158

Project Description

The Greensboro Historical Museum is proposing the renovation of over half of its current 17,000 square feet of public exhibition space to celebrate the Crossroads for Many Voices in 2010. The 8,500 square feet selected for the new exhibits will transform the Museum into an attraction for local residents and cultural tourists. The new exhibits will present Greensboro's history in an educational, entertaining, and interactive fashion.

On May 19, 2009 the construction contract was awarded by City Council to J. Wayne Poole, Inc for the bid amount of \$2,000,958.00 with 33.7% M/WBE participation. Interior finishes are complete. Light fixture installation is underway throughout the core exhibit area. Exhibit casework installers have completed the first phase of installation. Overall, casework installation is approximately 90% complete. The remaining casework is scheduled to be delivered for installation by mid May. Museum staff is in the process of loading exhibit cases with artifacts to be displayed. The project continues to progress toward the opening date.

Budget Comments 2006 Bond



GREENSBORO HISTORICAL MUSEUM EXTERIOR RENOVATIONS



District:	3
Designer:	
Department:	LIBRARY
Dept Contact:	Fred Ridge
Reporting Division:	Facilities
Project Manager:	Jerome Williams
Construction Start:	Fall, 2007
Project Completion:	Winter, 2009/2010
Budget:	\$1,800,000
Estimated Cost:	\$1,800,000
Cost to Date:	\$1,711,880

Project Description

This project will provide exterior renovations to the Greensboro Historical Museum and associated outbuildings. Museum updates will include the replacement of windows, and waterproofing the building by repairing of the chimney masonry and the replacement of the slate roof. Additional waterproofing measures include updates to the gutter system. Outbuilding updates include repair to the wood exterior and waterproofing measures.

The re-installation of restored windows is complete. Scaffolding has been removed and painting is basically complete with exception of touch-ups and final inspections to be completed.

The work related to the replacement of the exterior drainage lines officially started on April 12th and is now underway. Currently, the Contractor is installing drainage lines along the building perimeter adjacent to the Cemetery and Summit Avenue. The work is scheduled to be completed by June 2009.

The exterior renovation projects currently completed or under construction total \$1,587,080 and have a total M/WBE participation of 11%.

Budget Comments 2006 Bond



LIBRARY - LAKE JEANETTE BRANCH



District:	3
Designer:	J. Hyatt Hammond
Department:	LIBRARY
Dept Contact:	Sandy Neerman
Reporting Division:	Facilities
Project Manager:	Reggie Lee
Construction Start:	Spring/Summer, 2010
Project Completion:	Spring, 2011
Budget:	\$3,658,768
Estimated Cost:	\$3,658,768
Cost to Date:	\$86,768

Project Description

Construction of a 15,000 sq. ft. library at the corner of Bass Chapel and Lake Jeanette Rd. to replace the Northeast Branch, which closed July, 2002. The Libraries Branch and Outreach strategic plan recommended relocating the Northeast Branch further north to accommodate a growing population center without convenient library service.

In an effort to conserve cost and develop a prototype branch library building, staff made the decision to model the Lake Jeanette library design after the Hemphill library. J. Hyatt Hammond and Associates (JHHA) designed the Hemphill library and were asked to perform the programming for this branch. Through this process Lake Jeanette Branch will have the same basic footprint as the Hemphill Library, but its internal space layout and functions will differ to fit the needs expressed by the public during community input meetings. During the design and construction of the new Library the Book Mobile will be available on site to the public. Facilities Construction is in the process of developing plans and specifications to have a temporary parking area prepared to support the Book Mobile and patrons while on site.

At the February 2, 2010 City Council meeting Council moved to delay proceeding forward with this project until a reviewing of all outstanding bond projects is completed.

Budget Comments 2006 Bond

Land has been purchased with 2000 Bond funds.

LIBRARY - MCGIRT-HORTON BRANCH



District:	2
Designer:	J. Hyatt Hammond
Department:	LIBRARY
Dept Contact:	Bridgette Blanton
Reporting Division:	Facilities
Project Manager:	Reggie Lee
Construction Start:	Winter, 2008/2009
Project Completion:	Summer, 2010
Budget:	\$3,478,000
Estimated Cost:	\$3,478,000
Cost to Date:	\$3,161,239

Project Description

Construction of a new 10,000 sq. ft. library on city owned property to replace the existing library which is located in the Bessemer Shopping Center. Only two retail businesses remain in the shopping center. The existing library does not meet current community library needs which includes flexible community meeting space, a computer lab, and three to four client interviewing/tutoring rooms. This library serves more than 17,000 people with more than 64% of its circulation coming within a 3 mile driving radius of the library. Barriers such as low resources, lack of transportation and a high percentage of single parents make it difficult for residents in this area to travel outside their neighborhood for library services.

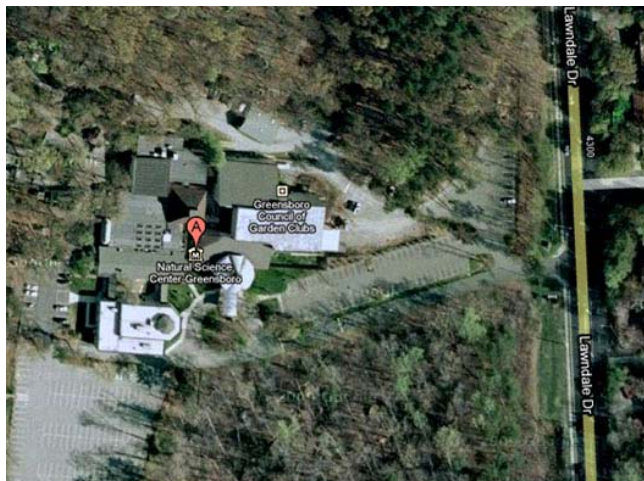
On July 21, 2009 the construction contract was awarded by City Council to S&S Building and Development for the bid amount of \$2,333,960.00 with 10.1% M/WBE participation. A notice to proceed was issued on September 21, 2009 to start construction.

The project is currently at the following levels of completion: exterior framing is approximately 98%, sheathing 90%, interior walls 80%, electrical rough-in 80%, and plumbing is 75% complete. The project is approximately 42% complete overall. HVAC ductwork is being roughed-in and roof curbs are in the process of being installed. Sanitary and storm sewer is in process of being installed starting at the connection at the eastern corner of the property. Tentatively the project substantial completion date, which reflects time lost due to weather, is June 23, 2010.

Budget Comments 2006 Bond



NATURAL SCIENCE CENTER



District:	3
Designer:	
Department:	NATURAL SCIENCE CENTER
Dept Contact:	Glenn Dobrogosz
Reporting Division:	Facilities
Project Manager:	Butch Shumate
Construction Start:	TBD
Project Completion:	TBD
Budget:	\$20,000,000
Estimated Cost:	\$0
Cost to Date:	\$0

Project Description

The Natural Science Center project was approved by voters in the 2009 Bond referendum. The current 68,000 square-foot Science Center will be fully renovated to include a human health and biology wing (HealthQuest), a dinosaur wing (Prehistoric Passages), an interactive science and technology wing (Sci-Tech Jungle), aquatic reptiles (Water Monsters), a restaurant, and an OmniSphere theater. The Animal Discovery Park will double in size to include an aviary complex, a museum of flight and additional animal habitats. The Carolina SciQuarium, a 26,000 square-foot hybrid aquarium and science museum, will become the new entrance portal into the Science Center.

Interviews with five design firms were conducted on April 14th at the Natural Science Center for proposals of the master plan design. The selection team is comprised of NSC Board members, NSC Director and some of his staff, Facilities Construction, and a representative of the MWBE office. From the 5 firms interviewed the team has asked for additional information from the top three ranked firms and will make a selection once this information is provided and reviewed by team members.

Budget Comments 2009 Bond



BARBER PARK MASTER PLAN IMPLEMENTATION - PH. 1 & 2



District:	1
Designer:	Woolpert, LLC
Department:	PARKS & RECREATION
Dept Contact:	Dan Maxson
Reporting Division:	Facilities
Project Manager:	Anthony Kozuch
Construction Start:	Summer, 2010
Project Completion:	Spring, 2011
Budget:	\$3,659,970
Estimated Cost:	\$2,749,720
Cost to Date:	\$3,655,465

Project Description

Parks & Recreation Department selected Woolpert, LLP to provide construction documents for first phase implementation of the adopted master plan. Phase 1 includes improved parking facilities, a new playground and sprayground, and a restroom / concessions facility. Phase 2 design services and construction is funded by the Wicker grant/donation and the 2008 Bond for the relocated Community Center including the Memorial to Women of Greensboro, and a modified maintenance building that will be shared with the Barber Park staff and the Gateway Garden staff.

Phase 1 The project was designed by Woolpert, LLC. Construction was awarded by City Council to Bar Construction Company, Inc. for the amount of \$2,407,000.00 with 12.3% M/WBE participation. The construction is complete and remains under budget. The contractor is currently completing punch list items. The playground opened in April with the sprayground scheduled to open in early May.

Phase 2 - The architectural firm of Shermin Ata, Architect PLLC begun upgrading the overall master plan and providing the design for the relocated Community Center including the Memorial to Women of Greensboro, and a modified maintenance building design that will be a shared facility with the Barber Park staff and the Gateway Garden staff. The first community meeting was conducted on January 26, 2010 to share concept plans of the buildings. The project budget is currently under review and as a result, the second community meeting has been postponed and the design has been placed on hold.

Budget Comments 2000 & 2008 Bond, Wicker Grant/Donation

Phase 1: Spray ground /Playground



Phase 2: Community Center including the Memorial to Women of Greensboro



Phase 1:
Spray ground /Playground

Community Center including the
Memorial to Women of Greensboro



GATEWAY GARDENS



District:	1
Designer:	
Department:	PARKS & RECREATION
Dept Contact:	Kathy Cates (City Beautiful)
Reporting Division:	Facilities
Project Manager:	Reggie Lee
Construction Start:	Spring, 2009
Project Completion:	Spring, 2010
Budget:	\$5,000,000
Estimated Cost:	\$5,000,000
Cost to Date:	\$3,760,157

Project Description

The objective of Gateway Gardens is to enhance the eastern entrance to the City Limits. Plans for this site include a Visitors' Center, parking facilities, demonstration & feature gardens, rain garden, children's garden, Natural Heritage Preserve in White Oak Forest, pedestrian bridges, heritage garden, a central water feature, wedding & special events garden, Greensboro Icon and Gateway Plaza. This project will be developed in phases. The implementation of the proposed plan is contingent upon funding contributions by Greensboro Beautiful combined with a \$ 1.5 million dollar contribution by the City of Greensboro.

Phase I: Phase 1 construction was awarded by City Council to Fuller Contracting Company, LLC for \$2,960,400.00 with 11.5% M/WBE participation. The stream mitigation and re-alignment construction has progressed and is approximately 98% complete. The Icon fountain in the Heritage Plaza is complete with, footings, icon base and concrete mud bed to ready to receive pavers. As soon as the fountain is waterproofed, it will be followed by the icon installation and then the pavers will be installed. The bridge is installed along with storm sewer lines for the children's garden. The waterline connection has been made at the street and a lateral pipeline placed extending onto the site.

Irrigation & Landscaping: On December 15, 2009 the contract for the construction of Phase 1 landscaping and irrigation installation was awarded by City Council to Valley Crest for the bid amount of \$317,903.00 with no M/WBE participation because of the contractor's ability to self perform all of the work. Contracts are being executed by the owner and when staff receives fully executed contracts a pre construction meeting will be scheduled and Valley Crest's work will be incorporated within Fuller's contract as it progresses.

Budget Comments 2000 Bond

\$3,500,000 of this \$5,000,000 project will be funded by Greensboro Beautiful.



HILLTOP RECREATION CENTER



District:	5
Designer:	Corley, Redfoot & Zack, Inc
Department:	PARKS & RECREATION
Dept Contact:	Dan Maxson
Reporting Division:	Facilities
Project Manager:	Reggie Lee
Construction Start:	Fall, 2010
Project Completion:	Fall, 2011
Budget:	\$5,947,113
Estimated Cost:	\$5,500,000
Cost to Date:	\$2,038,902

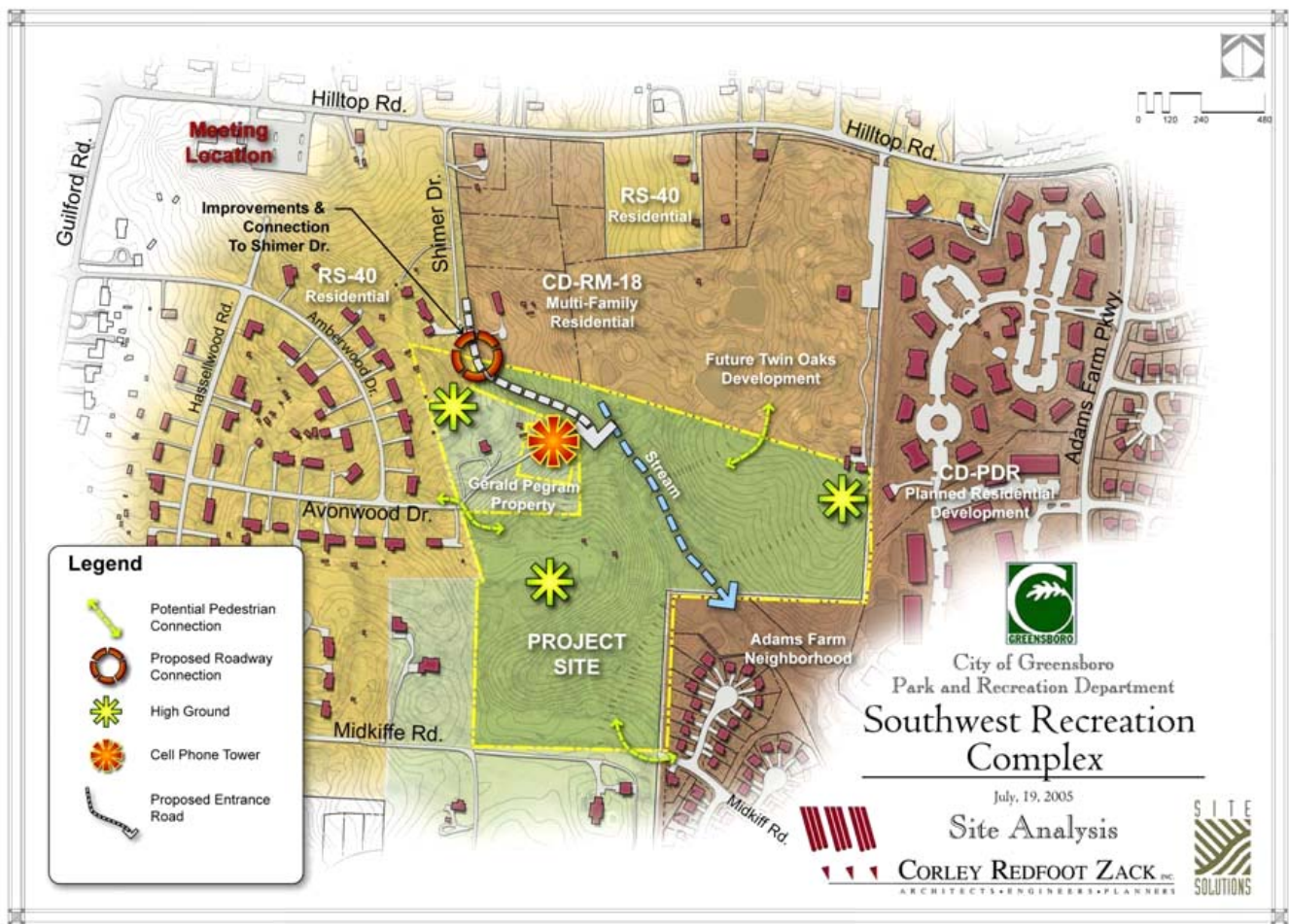
Project Description

The 48 acre property for the proposed Hilltop Recreation facility is adjacent to Hilltop Road and Shimer Drive. Based on the department's service standards for the City and the continued growth of Adam's Farm, Sedgefield and Grandover, there exists a need for a new recreation center and adjacent parkland in District 5.

Staff is currently working with the lead designer, Corley, Redfoot, and Zack to revise the original site Master Plan to reflect the addition of newly acquired land and to continue the public process through coordination of a public presentation and update meeting.

Budget Comments 2000 Bond

This project is on the City of Greensboro's list for potential federal stimulus funding.



KEELEY PARK DEVELOPMENT: PHASE I



District:	2
Designer:	Site Solutions
Department:	PARKS & RECREATION
Dept Contact:	Dan Maxson
Reporting Division:	Facilities
Project Manager:	Reggie Lee
Construction Start:	Fall, 2009
Project Completion:	Summer, 2010
Budget:	\$5,750,964
Estimated Cost:	\$2,604,006
Cost to Date:	\$4,579,706

Project Description

SPRAYGROUND, PLAYGROUNDS, RESTROOM/CONCESSIONS, TRAILS, SHELTERS, COMMUNITY GARDEN

The former Keeley Nursery site is being developed as a community park. The first phase of the park will include pond renovations, trails, shelters, a community garden, a sprayground, playgrounds and a restroom/concessions building. The 1998 Parks and Recreation Master Plan identifies this area of Greensboro as a location where a community park is needed.

On January 5, 2010 the contract for the first phase of the park construction was awarded by City Council to T. A. Loving for the bid amount of \$3,975,700.00 with 24% M/WBE participation. The contractor has executed his portion of the contracts and they are currently in the city's possession for execution. This project is on the recommended funding list and is awaiting approval to move forward.

Budget Comments 2000 Bond & N.C. Parks and Recreation Trust Fund

A \$500,000 Parks and Recreation Trust Fund grant has been awarded to Parks & Recreation to aid in the development of this project. Development is phased due to the anticipated timing of bond sales. Budget is not available until anticipated Bond sale in 2010.

WAR MEMORIAL STADIUM IMPROVEMENTS



District:	2
Designer:	Walter, Robbs, Callahan & Pierce
Department:	PARKS & RECREATION
Dept Contact:	John Hughes
Reporting Division:	Facilities
Project Manager:	Butch Shumate
Construction Start:	TBA
Project Completion:	TBA
Budget:	\$1,569,400
Estimated Cost:	\$1,530,000
Cost to Date:	\$98,800

Project Description

Currently, Parks & Recreation and Facilities Management are in the process of hiring a consultant to re-evaluate the condition of the structure. Discussions for a new renovation plan are underway to determine the best course of action that will provide for continued use of the facility.

A meeting with the stakeholders group was held on April 12 to discuss and show what could be accomplished at the stadium with the existing funding that is in place. This scope of work would demolish the interior concrete risers and seating, and the team dressing rooms along with the concessions areas that are located under the riser. The exterior portions of the stadium walls would be removed up to the entrance towers, the towers and arches would be stabilized and restored. Public restrooms and some storage areas would be rebuilt. Aluminum bleachers would be brought in to provide seating for 500 spectators. Perimeter fencing and an entrance plaza of 5000 square feet is also included in this scope of work.

Budget Comments P & R Facilities Bond 2007

The demolition, the scoreboard and the fence installation for \$69,400 was paid with M & O monies. The P & R Facilities Bond Fund 2007 was approved by City Council on Oct. 2, 2007 in the amount of \$1,500,000. This project is on the City of Greensboro's list for potential federal stimulus funding. Federal Funding requested through FY09-10 Budget earmark process as well - \$2.5 million for site improvements

BALLINGER RD BRIDGE @ HORSEPEN CREEK - REPLACEMENT



District:	5
Designer:	Ralph Whitehead & Associates
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Bruce Overman
Construction Start:	Winter 2010/Spring 2011
Project Completion:	Winter, 2011
Budget:	\$2,292,000
Estimated Cost:	\$2,292,000
Cost to Date:	\$260,568

Project Description

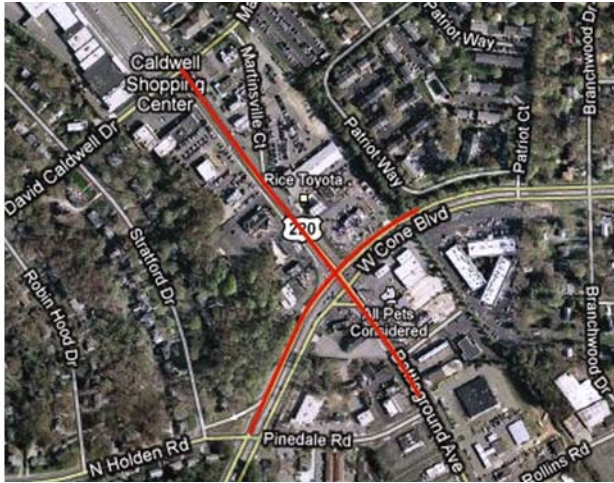
This is a bridge replacement that is necessary to accommodate future traffic. The bridge proposal includes an increase in width to 40 feet. Proposed with the bridge is a 10 ft. Multi-use path on the north side and a 6 ft. Sidewalk on the south side.

This bridge was found to be in need of replacement after routine inspections by NCDOT. Funding for the bridge will include 80% Federal Highway funds working through NCDOT and 20% local funding. The new bridge location is restricted by agencies with interests in the property on both sides. A study of the revised flood plain maps indicates that a "no impact" condition can be maintained and that a Conditional Letter of Map Revision (CLOMR) can be avoided. The No-Impact Certification package was submitted to COG, and the revised Bridge Survey Report was submitted to NCDOT, both on 3/22/10. Submittal of final plans and specifications to the NCDOT Special Studies Squad is scheduled for 5/7/10. Final approval of plans and specifications, and construction authorization by FHWA are anticipated by 9/30/10. Contract documents will then be submitted to NCDOT, and approval is anticipated in 3 to 4 weeks.

Budget Comments Powell Bill & NCDOT Participation

This project is 80% NCDOT funding and 20% City Funding.

BATTLEGROUND AVE - BENJAMIN - CONE INTERSECT. IMPRV.



District:	3
Designer:	URS Corporation
Department:	GDOT
Dept Contact:	Chris Spencer
Reporting Division:	Engineering
Project Manager:	Anthony Kozuch
Construction Start:	Fall, 2011
Project Completion:	Fall, 2012
Budget:	\$1,086,285
Estimated Cost:	\$2,900,000
Cost to Date:	\$336,285

Project Description

The project includes widening with turn lane, sidewalks, asphalt resurfacing and related work for Battleground Avenue between Martinsville Road and Oak Hill Drive, Cone Boulevard between Battleground Avenue and the Rail Trail Tunnel area, and for Benjamin Parkway between Battleground Avenue and Holden Road.

This project was designed by URS Corp. The revised 100% contract documents have been received. The designer is continuing with the development of the required project permits. Due to budget concerns, the property acquisition has been placed on hold. Once the property acquisition is completed the utility relocations will follow.

Budget Comments 2008 Bond

This project is currently under consideration for partial construction funding by NCDOT. The remainder will be funded by 2008 Transportation Bond sales.

BATTLEGROUND AVE - NEW GARDEN RD INTERS. IMPROV



District:	3, 4
Designer:	Gary Stephenson
Department:	GDOT
Dept Contact:	Chris Spencer
Reporting Division:	Engineering
Project Manager:	Gary Stephenson
Construction Start:	Fall, 2011
Project Completion:	Fall, 2012
Budget:	\$280,000
Estimated Cost:	\$1,450,000
Cost to Date:	\$0

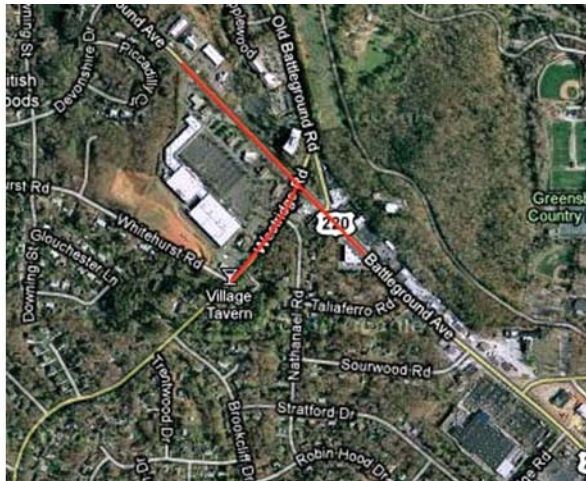
Project Description

This is a channelization of the existing roadway that consists of widening the roadways to accommodate new turn lanes, concrete islands, grassed and landscaped median and sidewalks installed on both sides of each roadway.

Preliminary survey is complete. Existing right-of-way has been established, preliminary alignments have been set and design is in progress. Impacts to traffic signal poles, control cabinets and other existing utilities are being reviewed.

Budget Comments 2008 Bond

BATTLEGROUND AVE - WESTRIDGE RD INTERSECTION



District:	3, 4
Designer:	Guy Ingle
Department:	GDOT
Dept Contact:	Chris Spencer
Reporting Division:	Engineering
Project Manager:	Guy Ingle
Construction Start:	Fall, 2011
Project Completion:	Fall, 2012
Budget:	\$400,000
Estimated Cost:	\$4,200,000
Cost to Date:	\$0

Project Description

This is a channelization of the existing roadway that consists of widening to accommodate new turn lanes, concrete islands, sidewalks, grassed and landscaped medians installed on all approaches.

Existing right-of-way has been established and preliminary alignments have been established. Impacts to traffic signal poles, control cabinets and other existing utilities are being assessed. Survey has located additional drainage structures and downstream channels for the required drainage studies. Additional survey of off-site areas is underway for slope tie-ins, parking lot evaluations/modifications, additional utilities, etc.

Budget Comments 2008 Bond

BATTLEGROUND RAIL TRAIL



District:	3
Designer:	URS, Greenways
Department:	GDOT
Dept Contact:	Tyler Meyer
Reporting Division:	Engineering
Project Manager:	Thomas Cordell
Construction Start:	Summer, 2009
Project Completion:	Summer, 2010
Budget:	\$6,134,600
Estimated Cost:	\$4,864,000
Cost to Date:	\$3,759,453

Project Description

PISGAH CHURCH RD. TO MARKLAND DR. THE PROJECT INCLUDES AN UNDERPASS @ CONE BLVD.

This project consists of a pedestrian and bicycle trail to be constructed along the abandoned, and to be abandoned, Norfolk Southern railway Right of Way between Pisgah Church Road and Markland Drive. Included in this project is an underpass at Cone Boulevard to allow the trail to pass under Cone Boulevard. The Cone Blvd. right turn lane, originally included with this project, has been removed and added to the Cone Blvd., Battleground Ave., Benjamin Pkwy. Intersection improvement project. Associated sidewalk construction is included in the project.

Bids for construction were opened on 4/9/09, and Yates Construction Co. was the low bidder for both the rail trail and the tunnel under Cone Blvd. The bid for the rail trail was \$628,133 with 10.3% DBE participation. The bid for the underpass was \$1,217,541 with 10.7% DBE participation. The Notice to Proceed was issued on 6/18/09, and both projects are under construction. Grading of the trail has been completed, and paving has been completed from the north end to just short of Martinsville Rd. and from Rollins St. to the south end of the project. The underpass, itself, and the south ramp with its retaining walls have been completed. Work is ongoing for the north ramp and retaining walls. Fencing is in progress. The scope of the project has been expanded to include landscaping and lighting, which have been completed from Rollins St. to the south end of the project and are in progress on the remainder of the project. The anticipated completion date for the project is July 15, 2010.

Budget Comments 2000 Bond & Grant Funds

80% funded by Federal Highway Funds made available by NCDOT



CHURCH STREET, NORTH - PHASE I



District:	3
Designer:	STV/Ralph Whitehead Assoc.
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Bruce Overman
Construction Start:	Fall, 2011
Project Completion:	Fall, 2012
Budget:	\$1,300,000
Estimated Cost:	\$4,450,000
Cost to Date:	\$349,974

Project Description

WENDOVER AVE TO APPROXIMATELY 800' NORTH OF TANKERSLEY DRIVE

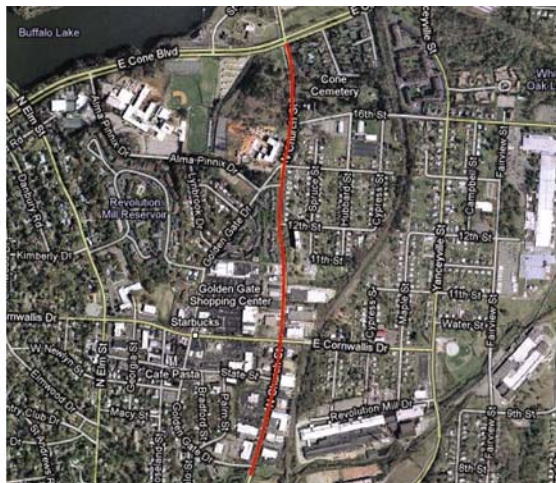
Church Street is a major facility connecting the Center City with northern residential areas. Currently this narrow 2 to 3 lane roadway is nearing capacity, carrying 18,600 vehicles per day. Congestion is experienced on a daily basis as residents to the north commute to Cone Hospital, medical offices and downtown employment centers. Direct access to Wendover Avenue also makes this section of Church Street attractive to commuters. Traffic has increased 5% annually over the past 6 years and is expected to continue increasing as new development continues to the north and the Center City is revitalized. Church Street needs to be widened to improve existing conditions and to accommodate future traffic demands.

As-built data for the new bridge has been added to the plans. Final utility dig-outs have been completed, and some final survey data required for the 100% plans has been submitted to the consultant. The 100% plans are anticipated within the next several weeks. Plans for the Tankersley Dr. relocation at Church St. have been coordinated with the Church St. improvement plans. These plans have been approved, and construction of the Tankersley Dr. improvements is scheduled to begin upon completion of real estate acquisition. Cone Hospital site improvements are also being coordinated with the Church St. improvement plans.

Budget Comments 2008 Bond & Powell Bill

Professional Design Services funded with Powell Bill Funds.

CHURCH STREET, NORTH - PHASE II



District:	2, 3
Designer:	
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Bruce Overman
Construction Start:	Fall, 2012
Project Completion:	Fall, 2013
Budget:	\$300,000
Estimated Cost:	\$6,400,000
Cost to Date:	\$0

Project Description

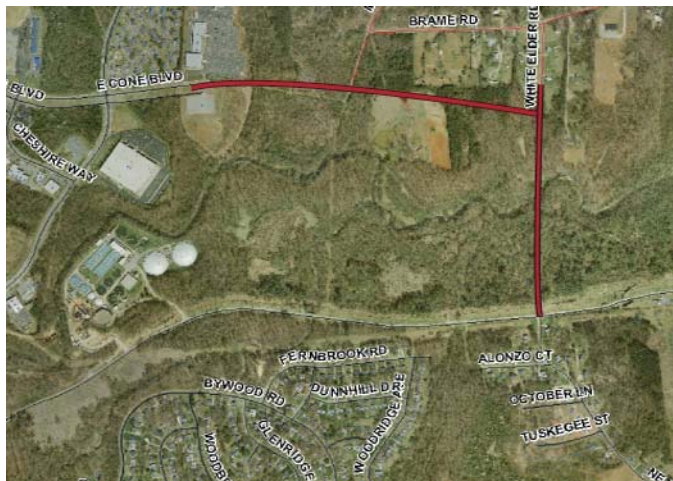
APPROXIMATELY 600' SOUTH OF STATE STREET TO CONE BLVD

Church Street is a major facility connecting the Center City with northern residential areas. Currently this narrow 2 to 3 lane roadway is nearing capacity, carrying 18,600 vehicles per day. Congestion is experienced on a daily basis as residents to the north commute to Cone Hospital, medical offices and downtown employment centers. Direct access to Wendover Avenue also makes this section of Church Street attractive to commuters. Traffic has increased 5% annually over the past 6 years and is expected to continue increasing as new development continues to the north and the Center City is revitalized. Church Street needs to be widened to improve existing conditions and to accommodate future traffic demands.

A design proposal was received before this project was put on hold. An updated proposal was re-submitted but has also been put on hold until funding for the design can be secured.

Budget Comments 2008 Bond

CONE BOULEVARD/NEALTOWN ROAD EXTENSIONS & BRIDGE



District:	2
Designer:	Ralph Whitehead Assoc.
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Bruce Overman
Construction Start:	Fall, 2011
Project Completion:	Fall, 2012
Budget:	\$1,000,000
Estimated Cost:	\$9,100,000
Cost to Date:	\$567,953

Project Description

FROM END OF EXISTING CONE BOULEVARD 3200' EAST & FROM END OF EXISTING NEALTOWN ROAD 2000' NORTH

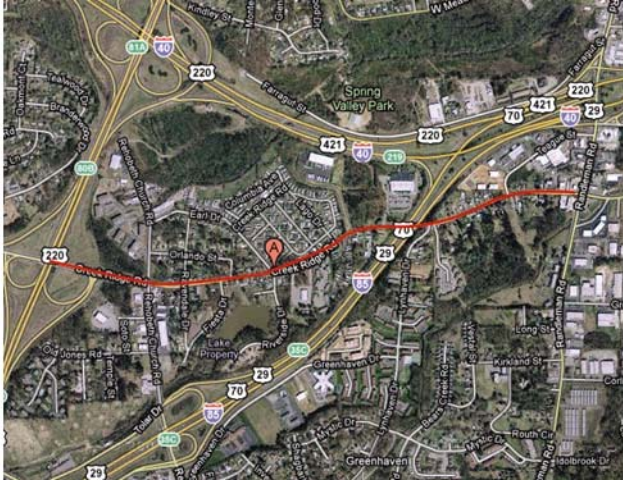
This project includes a 3,200' extension of Cone Boulevard and a 2,000' extension of Nealtown Road. Cone Boulevard will have two lanes with a sidewalk on the south side. Nealtown Road will have two lanes with curb & gutter, sidewalks and a significant bridge. This is a very complex project, which includes both bridge and culvert designs. The review process alone will be time consuming, and the entire project will take some time to complete. An outside engineering firm has been retained due to the unique permitting and structural design requirements.

The NC Division of Water Quality required that Cone Blvd. be scaled back from the original 4 lanes to 2 lanes in order to avoid the requirement to prepare a full Cumulative Quantitative Analysis, which would significantly impact the timing and cost of the project. Another very significant complication was encountered when the borings for the bridge structure revealed a large amount of old landfill material. The landfill material discovered in the roadway area must be removed and replaced, which increased the cost of the project significantly. In view of these cost increases, in order to reduce costs in other areas, the improvements to White St. and the roundabout at the intersection of White St. and Nealtown Rd. were eliminated from the project. Roadway design and property drawings and descriptions were completed before the project was put on "hold." Funding for real estate acquisition is currently unavailable. The consultant is evaluating current federal and state permitting requirements. A meeting has been scheduled with NCDENR-DWQ in Raleigh on 4/20/10 to obtain up-to date permitting requirements for this project prior to submitting permit applications. The construction plans have been evaluated to determine updating required as a result of the length of time the project has been on hold. New utility locates and some additional surveying are in progress.

Budget Comments 2008 Bond & Powell Bill

Professional Design Services funded with Powell Bill Funds.

CREEKRIDGE ROAD



District:	1
Designer:	Gary Stephenson
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Gary Stephenson
Construction Start:	Winter, 2010
Project Completion:	Winter, 2011/2012
Budget:	\$6,978,733
Estimated Cost:	\$6,978,733
Cost to Date:	\$404,391

Project Description

RANDLEMAN RD TO US 220

Creekridge Road is a minor thoroughfare running east-west connecting Elm-Eugene Street, Randleman Road, and US-220. The section between Randleman Road and US 220 is a narrow two lane section that was approved on the 2000 Bond program for widening improvements

Property acquisitions are 98% complete. NCDOT has approved the encroachment permit (sidewalk on the bridge). The engineer's estimate is in process. Traffic Control and Pavement Marking plans are in process using local on-call consultants. Water Resources (Storm Water Division) has completed its review and granted a Flood Plain Permit for the project.

NC Division of Water Quality and US Army Corps of Engineers permit reviews are in process. The design is being revised per minor functional drawing revisions from GDOT. Utility adjustments are in process.

Budget Comments 2000 Bond

DOWNTOWN GREENWAY



District:	1,2,3
Designer:	Evans Eng (Ph 1A); Stantec Eng (Ph 2)
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Ted Partrick
Construction Start:	February, 2009
Project Completion:	
Budget:	\$14,000,000
Estimated Cost:	\$25,400,000
Cost to Date:	\$252,893

Project Description

The downtown greenway will enhance pedestrian and bicycle circulation in and around downtown, serving as a hub for a larger future greenway network and improving transportation safety and mobility choices. This urban trail will be part off-street shared-use path and part sidewalk with on-street bicycling. The project is a public-private partnership and will be constructed in four major phases.

Phase 1: Spring Garden Street - Bragg Street - E. Lee Street. The section of Phase 1 from the ramp at Freeman Mill Road to Eugene Street is complete.

Phase 1-A: The section from W. Lee Street north to Spring Garden Street is 98% designed. Final design plans, agreements with the railroad for the relocated railroad crossing, and erosion control permits are being completed. Advertising is scheduled for May 2010. Completion is anticipated in Winter 2010. This phase includes a significant cornerstone with sculpture at the W. Lee Street entrance to the Greenway.

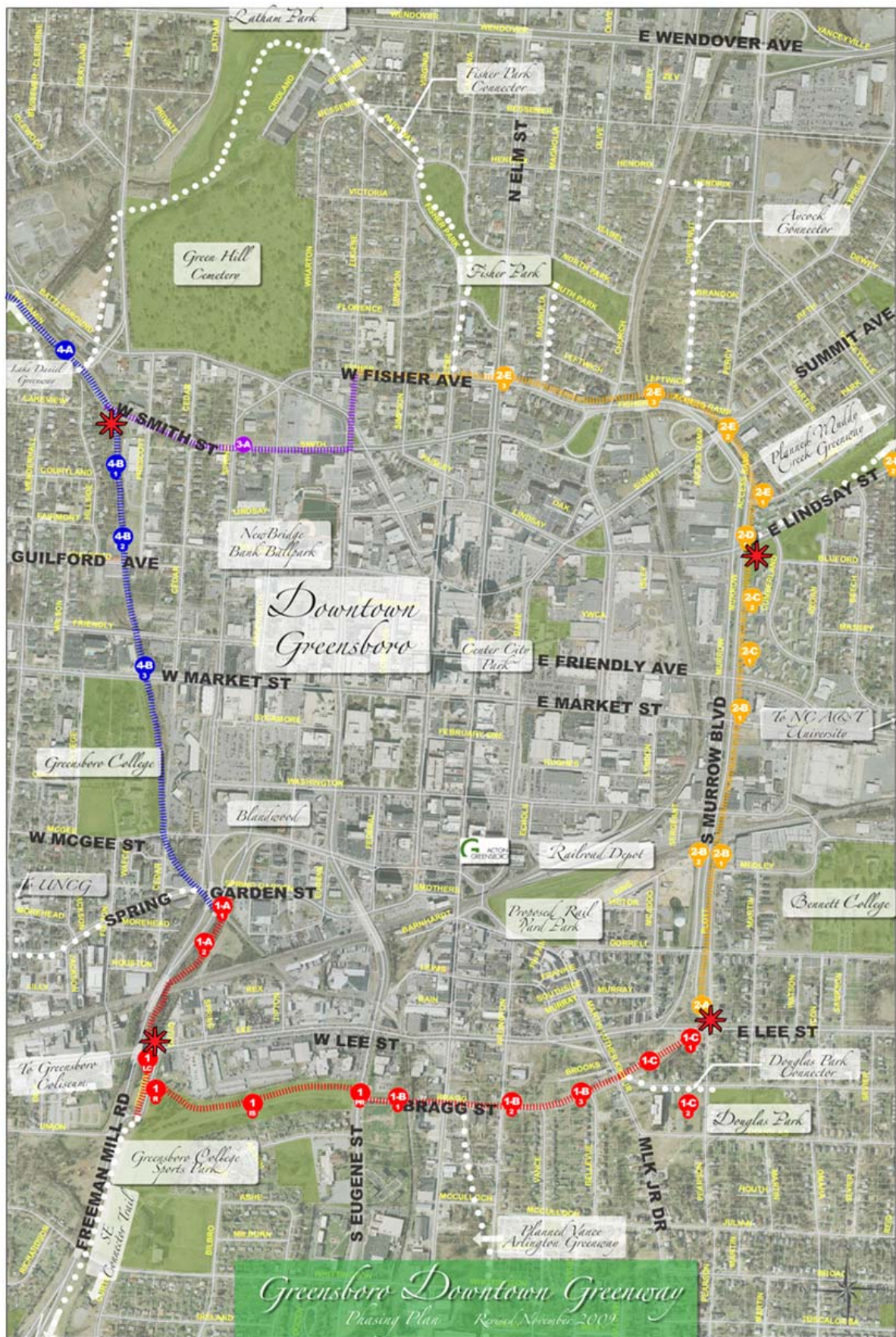
Phases 1-B and 1-C: The sections from Eugene Street along Bragg Street to E. Lee Street are in the preliminary stages. These sections are surrounded by new re-development projects in various stages of design. Construction is anticipated to start in 2011.

Phase 2: The section from E. Lee Street along Murrow Boulevard and Fisher Avenue to Eugene Street is in the preliminary design state. Final design and construction plans should be started in Summer, 2010. This is a much larger project in cost and scope. Completion of the construction is anticipated for Winter, 2011.

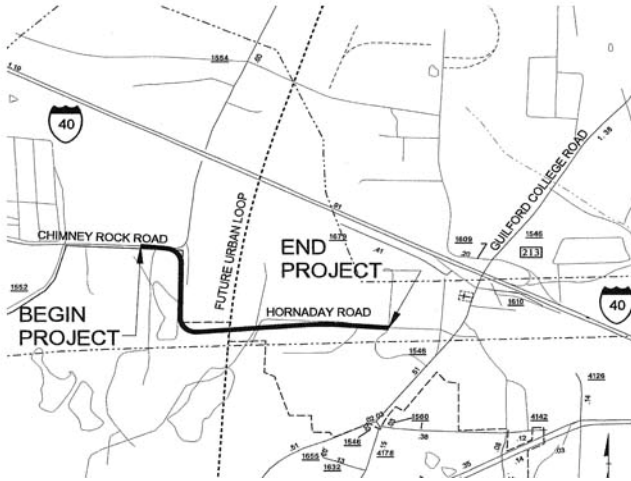
Phases 3 and 4: The section from Fisher Avenue at Eugene to the railroad crossing at Smith, Phase 3, is being studied for potential routes. A tentative schedule will be developed when the route is finalized and funding is established. Phase 4, the portion of the Greenway along the Atlantic & Yadkin Railroad line from Smith Street to Spring Garden Street, will be started after the railroad ceases service to a current customer on the line.

Budget Comments 2000 & 2008 Bonds (State Grants) & Private Funds

\$1,130,000 approved for design and construction expenditures. The project is being funded in partnership by public (\$7 million total in 2008 Bonds and Grants) and private funds. "Cost to Date" reflects City expenditures only. Additional \$12 million in funding will be required to complete the Greenway. The funding sources will be future City bonds and private.



HORNADAY ROAD EXTENSION



District:	5
Designer:	Wilbur Smith & Associates
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Thomas Cordell
Construction Start:	Winter, 2009/2010
Project Completion:	Winter, 2011/2012
Budget:	\$11,600,000
Estimated Cost:	\$11,200,000
Cost to Date:	\$6,619,302

Project Description

CHIMNEY ROCK ROAD TO EXISTING HORNADAY ROAD

The project includes widening, curb & gutter, storm sewer, sidewalk on both sides, bridge design and other items associated with a new roadway improvement. Hornaday Road improvements are being accelerated to facilitate development in the western portion of the City of Greensboro.

Advertisement for bids took place on 8/13/09, and bids were opened on 9/30/09. Dane Construction Co. was the low bidder for the roadway and overpass with a total bid of \$5,803,579.99 and 9% M/WBE participation. The pre-construction meeting was held with the contractor on 11/5/09, and the Notice to Proceed was effective 1/19/10. The contract completion date is 1/19/12. The project has been cleared. Grading for the roadway and overpass approach ramps and construction of the bridge supports are in progress.

Budget Comments Powell Bill, State Funds & 2000 Bond Issue

NCDOT will reimburse the City up to \$4.716 million for design and construction costs for the Hornaday Rd. overpass.

Hornaday Road facing West



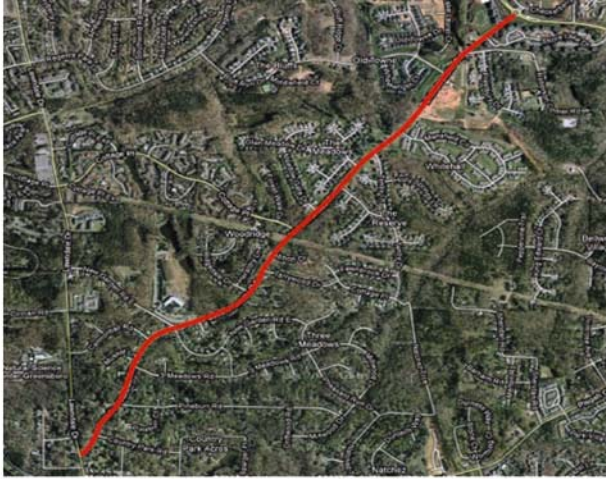
Hornaday Road Extension South



Hornaday Road Extension North



LAKE JEANETTE ROAD



District:	3
Designer:	URS CORPORATION
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Thomas Cordell
Construction Start:	Winter, 2009/2010
Project Completion:	Summer, 2011
Budget:	\$6,650,000
Estimated Cost:	\$6,650,000
Cost to Date:	\$4,260,317

Project Description

NORTH ELM STREET TO LAWNSDALE DRIVE

This project is one of the roadway bond projects approved by voters in the 2000 Bond Program. The project includes widening, curb & gutter, storm sewer, median islands, turn lanes, sidewalks and other items associated with a roadway improvement project. The improvements are being made where none now exist.

Stimulus funding has been approved for this project. The project was advertised for construction bids on 10/15/09, and bids were opened on 11/16/09. The contract was awarded on December 14 to Triangle Grading and Paving Co. with a bid amount of \$2,493,271.77 and 10% DBE participation. The pre-construction conference was held on 1/21/10; the Notice to Proceed was effective 1/25/10; and the target completion date has been set for 4/30/11. The first of 3 sections of roadway, from Lawnsdale Dr. to New Garden Rd., has been cleared, and storm sewer installation and utility adjustments are in progress. The first of three sanitary sewer additions has been installed.

Budget Comments 2000 Bond & Stimulus Funds

Professional services and R/W funded from 2000 Bond sales in Spring 2006. Construction funding will be made available through 2000 Bond funds and \$4,125,000 of Economic Stimulus funding.

MACKAY ROAD



District:	5
Designer:	
Department:	GDOT
Dept Contact:	Chris Spencer
Reporting Division:	Engineering
Project Manager:	Tyrone Chiles
Construction Start:	Winter, 2010/11
Project Completion:	Fall, 2011
Budget:	\$400,000
Estimated Cost:	\$3,875,000
Cost to Date:	\$0

Project Description

HIGH POINT ROAD TO ADAMS FARM PARKWAY

The widening of Mackay Road to five-lanes is necessary to provide the residents of Adams Farm Area with a sufficient facility to High Point Road. The most recent traffic count measured a volume of 19,700 traveling this section of Mackay Road daily.

The design is scheduled to begin in August 2010. The City plans to use local on-call if funds permit.

Budget Comments 2008 Bond

Design to be funded from 2000 Bond monies

MARKET STREET, WEST @ GUILFORD COLLEGE RD



District:	5
Designer:	STV/Ralph Whitehead Assoc.
Department:	GDOT
Dept Contact:	Chris Spencer
Reporting Division:	Engineering
Project Manager:	Anthony Kozuch
Construction Start:	Fall, 2011
Project Completion:	Spring, 2012
Budget:	\$1,550,000
Estimated Cost:	\$6,000,000
Cost to Date:	\$488,635

Project Description

MARKET STREET, WEST @ GUILFORD COLLEGE ROAD INTERSECTION IMPROVEMENT

This project includes widening, additional turn lanes and sidewalks on each side of the intersection of West Market Street and Guilford College Road. Improvements on College Road extend north to Guida Drive.

This project has been designed by STV/Ralph Whitehead Associates. The 100% contract documents have been reviewed, and the designer will resubmit revised plans on April 30, 2010. The designer is continuing with the development of the required encroachment agreements and permits. Preparatory work relative to property acquisition is in progress. Utility relocations will follow property acquisition. The adjacent railroad line, the numerous utilities installed, and the close proximity of existing commercial buildings to the roadway present unusual complications in the preparation of this site.

Budget Comments 2000 & 2008 Bond

This project is currently under consideration for partial construction funding by NCDOT. The remainder will be funded by the 2008 Transportation Bond sales. Professional Design Services are funded with 2000 Bond monies.

MERRITT DRIVE



District:	5
Designer:	
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Joshua Purkett
Construction Start:	Fall, 2010
Project Completion:	Fall, 2011
Budget:	\$5,557,956
Estimated Cost:	\$5,185,000
Cost to Date:	\$1,484,215

Project Description

I-40 BRIDGE TO HIGH POINT ROAD

Merritt Drive is a minor north-south thoroughfare connecting the heavily developed retail corridor of High Point Road with Spring Garden Street/Wendover Avenue corridors. Currently the referenced limits is a two-lane roadway carrying approx. 19,000 vehicles a day between High Point Road and the I-40 bridge area. Multi-lane improvements to Merritt Drive between I-40 and Spring Garden Street were completed in 1997, creating a bottleneck at Merritt Drive bridge over I-40. As part of the I-40 widening project, NCDOT has widened the Merritt Drive bridge to clear up the bottleneck. In order to provide a continuous multilane facility between High Point Road and Spring Garden Street, it is imperative that the section of Merritt Drive between I-40 and High Point Road be improved.

Property acquisition is complete with exception of one parcel (condemnation). Utility adjustments are in process.

Budget Comments 2000 & 2008 Bond

NEW GARDEN ROAD - PHASE II



District:	4
Designer:	
Department:	GDOT
Dept Contact:	Adam Fischer
Reporting Division:	Engineering
Project Manager:	Guy Ingle
Construction Start:	Fall, 2009
Project Completion:	Spring, 2011
Budget:	\$6,800,000
Estimated Cost:	\$6,800,000
Cost to Date:	\$5,714,088

Project Description

BRYAN BLVD TO BRASSFIELD RD.

This is a widening of the existing roadway from a two lane ribbon pavement to a four lane divided roadway with a grass median and sidewalks installed on both sides of the roadway.

On June 2, 2009 the construction contract was awarded by City Council to Jimmy R Lynch & Sons, Inc. for the bid amount of \$4,668,000 with a 3.9% M/WBE participation. A "Limited Notice to Proceed (LNTP)" was issued on October 6, 2009. The official Notice to Proceed was issued on February 8, 2010. Construction of the culvert foundations has begun. Installation of the first phase of the pre-cast culvert is tentatively scheduled for mid-May.

The City's Stormwater Management Division is assisting in the oversight of the stream restoration portion of the work. Assistance in the post-construction stream restoration monitoring is being provided by an on-call consultant.

Budget Comments 2000 Bond & Powell Bill, Street/Sidewlk Revolving

Design and Land- R/W cost are funded using Powell Bill and Street/Sidewalk Revolving Funds. Construction funded from 2000 Bond funds.



SIGNAL SYSTEM & INTELLIGENT TRAFFIC SYSTEM



District:	All
Designer:	KHA/NC DOT
Department:	GDOT
Dept Contact:	Joe Mullinax
Reporting Division:	Engineering
Project Manager:	
Construction Start:	August 1, 2008
Project Completion:	August 15, 2013
Budget:	\$25,451,735
Estimated Cost:	\$23,749,204
Cost to Date:	\$18,744,445

Project Description

This program will enhance and upgrade the infrastructure of the traffic signal system and expand the operations of the City's traffic signals.

Construction on the Signal System replacement project began in August of 2008 and the contractor currently estimates the project completion one year ahead of the August 13, 2013 contract completion date. The contractor has installed system loops, loop lead-ins, fiber-optic cable as well as new traffic signal controllers and cabinets.

The current phase of the project involves replacement of all 450 traffic signal control cabinets and traffic signal controllers. Currently, new cabinets and controllers are installed and operating at 165 intersections. The contractor has begun installation of the 150 miles of fiber-optic communication cable which will interconnect all 450 traffic signals for central control. 32.2 miles of cable have been installed to date.

Ethernet switching equipment has been installed at MMOB, the Sanford Smith Building and the Signal Shop. 31 intersections in the downtown area are currently online with and being controlled by the new system.

Budget Comments

MIS is funding upgrades to signal system Ethernet network including additional fiber optic cables and upgraded network switches to interconnect other city facilities to the Ethernet network. MIS is contributing \$1,451,735 for these upgrades to the Ethernet network.

ELM STREET, SOUTH - BROWNFIELD REDEVELOPMENT



District:	1
Designer:	Not yet selected.
Department:	HCD
Dept Contact:	Dyan Arkin
Reporting Division:	Engineering
Project Manager:	
Construction Start:	Spring, 2007
Project Completion:	Winter, 2011
Budget:	\$11,013,500
Estimated Cost:	\$11,013,500
Cost to Date:	\$6,421,931

Project Description

This project is a brownfield redevelopment area (def: abandoned, idled or under-used industrial and commercial properties where expansion or redevelopment is complicated by real or perceived contamination) extending west from Arlington Street to the railroad tracks and south from Lee Street to Bragg Street and beyond. The project's goal is to create a redevelopment plan for the area and develop the site's properties according to the plan. This will be achieved with the following objectives: assess site for environmental contamination, acquire properties to be redeveloped, remediate contamination as required and implement the development plan. It is expected that the project will involve new construction, rehabilitation, new and improved infrastructure.

A Comprehensive Site Environmental Report has been prepared and sent to NCDENR. The Redevelopment Plan has been approved by the City Council. The Redevelopment Commission has purchased all properties required for the project. Sanitary sewer line upgrades have been completed. Building demolition has been completed, along with the removal of a Norfolk Southern railroad siding and trestle at Bragg Street. City Council has approved the closure of Bragg Street under the RR line. Remediation Work Plan and Remedial Action Plan have been approved by NCDENR. Remediation work is essentially complete. Work is underway on a strategic marketing communications plan. Developer solicitation should occur in spring 2010. Information on the master plan can be found on the web site for the project - www.southelmstreet.com

Budget Comments

Construction Cost line item no longer includes remediation expenses.

HUD and other Federal agencies are participating in funding ie. Federal BEDI Grant: \$2,000,000; HUD 108 Loan: \$3,000,000. The City is also receiving a Federal Brownfield's Grant for \$200,000. Federal CDBG funds in the amount of \$398,500 have been added to this project to allow the purchase and demolition of the St. James Homes II site.

City Funding Sources have been identified as; Powell Bill Water Resources and Infill Development in the amount of \$1,050,000. City funding represents approx. 17% of the total estimated project cost.



HOPE VI - WILLOW OAKS AREA REVITALIZATION



District:	2
Designer:	Duany Plater- Zyberk, Town Planners
Department:	HCD
Dept Contact:	Dyan Arkin
Reporting Division:	Engineering
Project Manager:	
Construction Start:	Spring, 2001
Project Completion:	Fall, 2011
Budget:	\$14,800,000
Estimated Cost:	\$12,428,000
Cost to Date:	\$14,735,885

Project Description

This project is a neighborhood redevelopment for an area of approximately 250 acres about two miles southeast of downtown Greensboro. The project's goal is to revitalize the site previously occupied by Morningside Homes public housing and the surrounding area to create a mixed-income, mixed-use, pedestrian-friendly community. This will be achieved through the accomplishment of the following objectives: removal of structurally substandard buildings; construction of new single-family homes and multifamily units; rehabilitation of existing housing units; upgrade and replacement of certain public improvements; and use of Greensboro's Traditional Neighborhood Development ordinance.

The project has been divided into two development phases: On-site (the old Morningside site) and off-site (the surrounding Redevelopment Commission of Greensboro acquisitions). The City's original funding commitment included \$7,428,000 for site assembly and \$5,000,000 for infrastructure. Infrastructure improvements are complete. Phase III land acquisition and planning are ongoing. Three residential components, "The Villas at Willow Oaks" (40 senior units), "The Townhomes at Willow Oaks" (110 family units), and "The Havens at Willow Oaks" (60 family units), are complete and fully occupied. The community/child care building is open for business. Phase II Single Family Homes construction (180 units) is underway. Construction of townhome-style single family units is scheduled to begin in 2010. Predevelopment for the commercial component of the Town Center is in progress with possible construction start in spring 2011. Private investment in the surrounding area, including multifamily units west of 29, has slowed but continues. Master planning for Phase III - English Street and Phase III - McConnell Road is ongoing. GHA is closing out the HOPE VI Grant and will be turning over lead agency responsibilities to Greensboro Housing Development Partnership in Spring 2010.

Lead Agency: Greensboro Housing Authority

Lead Developer: Mid-City Urban, LLC, d/b/a Urban Atlantic, LLC

Site Assembly: Redevelopment Commission of Greensboro

Budget Comments

LAKE TOWNSEND DAM REPLACEMENT



District:	3
Designer:	Schnabel Engineering
Department:	WATER RESOURCES
Dept Contact:	Mike Borchers
Reporting Division:	Engineering
Project Manager:	Melinda King
Construction Start:	May, 2009
Project Completion:	November, 2011
Budget:	\$41,006,060
Estimated Cost:	\$41,006,060
Cost to Date:	\$40,889,947

Project Description

REPAIRS TO THE EXISTING SPILLWAY AND INTAKE STRUCTURES

The existing Townsend Dam and spillway were put into service in 1969. The spillway allows passage of flood flows over the dam, and the intake structure pumps water to the Townsend Water Treatment Plant. After extensive investigation, it was determined that a new spillway would be needed due to a reactive agent found in the aggregate used in the concrete during original construction. This has weakened the spillway structure with the existing intake structure suffering from similar deterioration.

A new intake structure has been completed and a new labyrinth spillway will be constructed downstream of the existing dam. On March 3, 2009 the construction contract was awarded by City Council to Crowder Construction for the bid amount of \$14,978,291 with 1% M/WBE participation. The Notice to Proceed was given on April 27, 2009. Crowder has completed excavation in stage 1 work area and commenced placement of CMS (Cement Modified Soil) in spillway area and placement of core fill material for cutoff wall. Once CMS placement is complete forming can commence to support concrete placement.

Budget Comments Revenue Bond Funds

Some engineering funded from 511 revenue bond. The remainder of engineering and construction are funded from the 512, 513 and 514 revenue bonds. Cost estimates include intake and dam.



RANDLEMAN RESERVOIR - FEEDER MAIN CONSTRUCTION



District:	
Designer:	Hazen & Sawyer
Department:	WATER RESOURCES
Dept Contact:	Mike Borchers
Reporting Division:	Engineering
Project Manager:	Sonya Hyatt
Construction Start:	June, 2009
Project Completion:	May, 2010
Budget:	\$9,712,694
Estimated Cost:	\$17,075,000
Cost to Date:	\$9,647,645

Project Description

CONNECTION FROM THE RANDLEMAN RESERVOIR TO THE CITY'S SUPPLY SYSTEM.

The project includes approximately 40,000 feet of 30" & 24" water main from Hwy 62 / Coltrane Mill Road to McCuiston Road. This project will enable the City to connect to the finished water supply obtained from the water treatment plant being built by PTRWA adjacent to the reservoir created by the completion of Randleman Dam. The ability of Greensboro to tap into this source of finished water is critical to Greensboro's ability to meet water demand through the 21st Century. Minor Distribution System upgrades at Stoney Creek pump station and Townsend Water Treatment Plant are included in the contract.

Hazen & Sawyer are the design engineers for the project. Property Management is in the process of finalizing all easement acquisitions. Ten properties remain to be closed with five proceeding through condemnation. On April 10, 2009 the construction contract was awarded by City Council to Triangle Grading and Paving, Inc. for the bid amount of \$7,781,456.76 with 9% M/WBE participation. The Notice to Proceed was given on June 3, 2009. All of the line has been installed, and line filling, flushing, and testing operations continue. The anticipated project completion date is at the May, 2010.

Budget Comments Revenue Bonds Funds



FLUIDIZED BED INCINERATOR REPLACEMENT



District:	
Designer:	Camp Dresser & McKee
Department:	WTR
Dept Contact:	Mike Borchers
Reporting Division:	Engineering
Project Manager:	Danny Briggs
Construction Start:	July, 2008
Project Completion:	Fall, 2011
Budget:	\$25,000,000
Estimated Cost:	\$24,512,663
Cost to Date:	\$24,203,568

Project Description

This project entails replacing one of two existing fluidized bed incinerators at the T.Z. Osborne Water Reclamation facility. The existing incineration unit, installed in the 1990's, has reached the end of its design life. The purpose of the incineration process is to reduce the quantity of biosolids produced through the treatment of waste water and to convert it to an ash which when disposed has the least amount of health and environmental impacts. This equipment is critical in treating wastewater since it processes the sludge produced from both T.Z. Osborne and North Buffalo wastewater treatment facilities.

Camp Dresser & McKee is providing construction administration services for this project. On August 18, 2009 the construction contract was awarded by City Council to Crowder Construction for the bid amount of \$20,965,455 with 6.4% M/WBE participation. A Notice To Proceed was issued on November 2, 2009 and the anticipated contract completion date is two years from notice to proceed. Current activities include constructing the new entry ramp, evaluating equipment shop drawing submittals, installation of a new substation pad and developing plans for relocating the existing CEMS (Continuous Emissions Monitoring System). Upcoming work to include select HVAC and door demolition including constructing the new electrical rooms, installing associated electrical equipment and electrical power conduit routing (inside and outside).

Budget Comments

WATER & SEWER ANNEXATION PROJECTS



District:	1,3,5
Designer:	
Department:	WTR
Dept Contact:	Mike Borchers
Reporting Division:	Engineering
Project Manager:	Ted Partrick
Construction Start:	Winter, 2009
Project Completion:	Fall, 2010
Budget:	\$4,096,667
Estimated Cost:	\$7,190,775
Cost to Date:	\$4,601,356

Project Description

These projects are for the construction of water and sewer utilities in the areas annexed to the City on July 1, 2008. There are a variety of projects being constructed under 6 contracts.

Water and sewer utilities are being extended to serve newly annexed areas. The 36 water, sewer and sewer outfall projects were designed under a very aggressive schedule using the full complement of Engineering's in-house design teams and three outside consulting firms over a 15 month period.

The work is currently divided into 6 contracts with the following schedules:

Part 1: Contract 2008-056 - Four Farms Road and Brinton Drive. The contract award is planned for May 4, 2010. The apparent low bidder is BRS, Inc., with a bid of \$1,346,804.60.

Part 2: Contract 2008-079 - Alcorn Road, Pleasant Ridge Road, Prentiss Road, Ironwood Circle, Long Valley Road, Neville Road, Triad Drive and Gray Wilson Road. The contract award was awarded on March 16, 2010, to Ramey, Inc., for the bid amount of \$1,103,622.40 with 19.6% M/WBE participation.

Part 3: Contract 2008-080 - Firewood Trail, Western Trail, Shady Grove, Fleming Road, Hedrick Drive, Retriever Court and Brandt Lake Court. On December 15, 2009 the construction contract was awarded by City Council to Thomas Stanley Grading for the bid amount of \$ 1,207,486.50 with 26% M/WBE participation.

Part 4: Contract 2008-081 - Memory Way, South Holden Road, Riverdale Road and East Montcastle Drive. The construction contract was awarded by City Council November 17, 2009, to Yates Construction for the bid amount of \$401,975.50 with 0% MWBE participation. The Good Faith Committee reviewed and approved the bidder's effort.

Part 5: Contract 2009-054 - Crosswinds Court, Crosswinds Road, and Covered Wagon Road. The construction contract was awarded by City Council on October 20, 2009, to Breece Enterprises for the bid amount of \$364,471.00 with 24% MWBE participation.

Part 6: Contract 2009-061- Millstream Road. The contract was awarded on April 6, 2010, to State Utility Contractors for the bid amount of \$714,791.85 with an MWBE utilization of 10%.

Budget Comments